

**CORDOVA COMMUNITY
PLANNING ADVISORY
COUNCIL**

MINUTES

Thursday, November 17, 2016

7:00 PM

**County of Sacramento
Branch Center OB3, Conference Room 1
3701 Branch Center Road
Sacramento, CA 95827**

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Cordova.aspx>

Note: Applicant or appointed representative should be present. If unable to attend, please contact the Cordova CPAC Chair, Gay Jones at (916) 208-0736. To contact the Sacramento County Planning and Environmental Review Division representatives for the Cordova area, please call Todd Smith at (916) 874-6918 or smithtodd@saccounty.net or Carol Gregory at (916) 874-5458 or gregoryc@saccounty.net. To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

Note: To submit project comments to CPAC members, email them to CPAC-Cordova@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS:	GAY JONES	P	<u>CHAIR</u>	
	ROBERT TRONVIG	P	<u>SECRETARY</u>	
	CARMEN MITCHELL	P	MAURICE THOMAS	P
	CHRISTOPHER STAHL	P	MANDI STRELLA	P

REPRESENTATIVES: TODD SMITH - COUNTY PLANNING AND ENVIRONMENTAL REVIEW
CAROL GREGORY - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

EXA – EXCUSED ABSENCE **R** – RESIGNED **U** - UNEXCUSED ABSENCE **TE** - TERM EXPIRED **P** – PRESENT

QUORUM DETERMINATION: Yes
COUNTY REPRESENTATIVE: Yes Todd Smith

Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- CALL MEETING TO ORDER at 7:00pm
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

PLANNING ITEMS FOR REVIEW:

1. Control No.: [PLNP2016-00240](#)

Project Name: Bradshaw ARCO AM/PM

Assessor's Parcel No.: 074-0020-058

Location: The property is located on the southwest corner of the intersection of Bradshaw Road and Kiefer Boulevard in the Cordova community. (District 5: Nottoli)

Owner: Teichert Land Co.
3500 American River Drive, Sacramento, CA 95864

Applicant/Phone/Email: Attention: Pete Tobin
Barghausen Consulting Engineers
915 Highland Pointe Drive, Roseville, CA 95678

County Project Manager: *Thomas Vogt, Assistant Planner, (916) 875 5563, vogt@saccounty.net*

- Request:**
1. A Use Permit to allow a gas station and 24-hour convenience store on approximately 2.41 acres in the LC zone.
 2. A Design Review to conform to Countywide Design Guidelines.

Investigating Member: General investigation by individual council members. A detailed verbal and graphic presentation was provided by property owner, Mark Patterson, Ken Novak, Peter Tobin, for Barghausen Consulting Engineers. Mr. Paterson as the owner/franchisee advised the members and the public persons in attendance that he and his brother owned two other ARCO AM/PM. They intend to create 20-25 new jobs with a Manager or Assistant manager on the property at all times. Loitering would not be permitted a serious concern in light of the close proximity of the high school. Security cameras would be present and operational at all times. The gas station area would be steam cleaned once weekly or every other week depending on need.

Members voiced concerns about traffic ingress and egress and the owner has pending an application for a modification of the left turn pocket for east bound Kiefer Blvd. The owners had not considered speed bumps in the driving lanes within the property. The owner gave specific assurances that fencing would not be galvanized chain link fencing but rather decorative fencing to minimize loitering and also provide visibility to pedestrians and vehicular traffic on the west edge of the property.

Terry Dugan, Rosemont Community Assoc. President, addressed the members and advised that his Community Association Board and homeowners viewed this project favorably

COUNCIL RECOMMENDATION: The members voted unanimously in favor of granting the Use Permit and found that the project design conformed to the Countywide Design Guidelines.

Motion by: Ms. M. Strella	Seconded by: Mr. C. Stahl
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Vote:	Yes 6	No 0	Abstain 0	Absent 0
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Action:

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.

Motion by:	Seconded by:
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

OTHER BUSINESS:

NONE

PUBLIC COMMENT:

NONE

INFORMATION SHARING:

Ms. G. Jones opened a discussion about the timeliness of notice re the SPA (Special Planning Area) for Butterfield and the Bradshaw Landing that is included in the SPA for Butterfield as well as the Regional Transit Property (consisting of approx.14.5 acres of property across the street, Butterfield Plaza, The Eclectic Center, Folsom Blvd.). Ms. Jones informed the members that around 2003 or 2004 there was a Transit Oriented Development (TOD) study conducted which focused on this area using concentric circles with quarter mile radii and half-mile radii for evaluation of transit issues. She pointed out that this new proposal is the third iteration focusing on this area. The Notice of Preparation (NOP) for the Environmental Impact Report (EIR) was not properly noticed to afford stakeholders an opportunity to provide in-put on these issues.

Mr. Smith stated that the error was more likely due to an error in cut, copying and pasting a paragraph from one document to another. The County agreed to suspend the notice and entertain an open period for discussion and comment on the proposed changes.

Light rail parking at the Butterfield Station is being restricted due to sale of parking lot area to a developer for a low income apartment complex. The sale may be in escrow.

APPROVAL OF MINUTES:

Unanimously approved

ADJOURNMENT: ON MOTION BY MS. G. JONES AND SECONDED BY MR. M. THOMAS THE MEETING WAS ADJOURNED AT 8:27PM. BY UNANIMOUS VOTE.

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397, no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929



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